



**City of Seattle**  
**Seattle Department of Construction and Inspections**  
**Land Use Review**

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JULIE LEDOUX  
21004 44TH DR NE  
ARLINGTON, WA 98223

Re: Project #6761539-CN

## **Correction Notice #2**

**Review Type** ZONING  
**Project Address** 11348 23RD AVE NE  
SEATTLE, WA 98125  
**Contact Email** JULIE@LEDOUXCONSTRUCTION.COM  
**SDCI Reviewer** Travis Saunders  
**Reviewer Phone** (206) 386-1357  
**Reviewer Email** Travis.Saunders@Seattle.gov  
**Owner** BRUCE WALLACE

**Date** August 03, 2020  
**Contact Phone** (206) 459-2364

**Address** Seattle Department of Construction and Inspections  
700 Fifth Ave  
Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

I have completed the 2nd zoning review for this project and have identified the following corrections. Additional notices may follow depending on response to this correction notice.

## **Applicant Instructions**

**You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".**

**\*\*\* Respond by providing a written response to each correction AND identify changes to drawings since initial review. \*\*\***

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

## **Codes Reviewed**

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

## **Corrections**

**1. Unresolved Correction1 : Access** - Please demonstrate the subject site has access per 23.44.016.B. Please include improvement of the access easement in this permit or provide a permit number on the plans for which the access improvement is being performed. Please note: There appears to be exceptional trees and trees greater than 24" DBH in the access easement, which are subject to 25.11.090, so please plan accordingly. Please also note: Existing structures are also located in the easement for which demolition permits will need to be obtained.

**Cycle 2 Review Note: Repeat Correction. When providing a response, a narrative of how the issues raised are addressed is requested and appreciated.**

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Project #6761539-CN, Correction Notice #2

**2. Unresolved Correction 2: Demolition of Existing Structures and Access** - Please provide the status of demolishing the existing houses crossing Parcels A/B and A/E, as required by LBA 3030102. The southern house is also partially located in the access easement. The building permits for Parcels B and E (6761539-CN and 6762858-CN) don't mention demolition in plans or project description, and I don't see a building permit or demolition permit on Parcel A. Please note: 6762858-CN (Parcel E) has not been accepted for intake and there is also no mention of demolition of the eastern most house in the plans uploaded to the file or in the project description; demolition of this is required by LBA 3030102, and it also appears to be located in the access easement. Please also note: If no permits exist on Parcel A, you will need to think about how you will approach improvement of the easement across it if choosing to distribute the approval of the access across the building permits. Since homes will need to be demolished for development, you will want to review Tip 337 and 23.40.006. Please keep in mind that you may also need to work with City Light, as there appears to be a power pole in the middle of the access, located at the right-of-way.

**Cycle 2 Review Note: Repeat Correction.** When providing a response, a narrative of how the issues raised are addressed is requested and appreciated.

**3. Unresolved Correction 3: Tree Inventory** - The 6/6/18 arborist report does not appear to discuss tree groves, as provided in Director's Rule 16-2008. Trees that are part of a grove are also considered exceptional trees. Please update the report to address tree groves, updating plans accordingly.

**Cycle 2 Review Note: Repeat Correction.**

**4. Unresolved Correction 4: Trees** - The site plan is inconsistent with the tree inventory provided in the 6/6/18 arborist report; all trees are not shown. Please show all trees greater than 6" DBH on the site plan and provide their genus and species, identifying the trees to be preserved or removed. Please also number them consistent with their inventory identification number provided in the tree inventory.

**Cycle 2 Review Note: The arborist report does not identify the neighboring tree overhanging the property. Please provide identification.**

**5. Unresolved Correction 5: Exceptional Trees and Trees Over 24"** - According to the tree inventory, there may be several exceptional trees and trees greater than 24" DBH on or overhanging the property. Please respond to 25.11.060.A for any exceptional trees to be removed. For non-exceptional trees over 24" DBH, please consider 25.11.060.B for their retention. Please provide a tree replacement and site restoration plan for any removed exceptional trees and any tree over 24" DBH, per 25.11.090.

**Cycle 2 Review Note: Repeat Correction.**

**6. Unresolved Correction 7: Tree Protection** - For trees to be protected, on the site plan, please show the location of tree protection fencing around the dripline of the trees, and dimension the distance between each tree and its dripline. Please also include on the site plan the protection detail found at: [http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web\\_informational/p3849425.pdf](http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p3849425.pdf)

**Cycle 2 Review Note: Unresolved Correction. While the proposal calls for removal of all trees on the lot, it does not address the correction with regard to protection of the neighboring tree.**

**7. Unresolved Correction 19: Lot Coverage** - Please provide a fully dimensioned lot coverage diagram in the plans so lot coverage can be verified for compliance with 23.44.010.C.

**Cycle 2 Review Note: Please provide a separate, fully dimensioned lot coverage diagram.**

**8. Unresolved Correction 11: Single Family Zone Tree Requirements** - Please demonstrate how the tree requirements in 23.44.020.A will be met. Please note the preservation plan requirements in 23.44.020.A.5.

**Cycle 2 Review Note: The proposed tree location appears to conflict with the storm water plan. Please resolve the conflict, and coordinate plans.**

**9. Unresolved Correction 12: Curb Cut** - Please dimension the proposed curb cut, 10' maximum per 23.54.030.F.

**Cycle 2 Review Note: Repeat Correction. Please provide the curb cut dimension to the access easement.**

**10. Unresolved Correction 13: EV Parking** - Please provide EV parking per the standards in 23.54.030.L.

**Cycle 2 Review Note: Thanks for providing a note on the site plan. Please also provide it on the floor plan.**